

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0573	
1. Location	9 St. Marys Avenue, Rathfarnham, Dublin 14.		
2. Development	New two storey dwelling.		
3. Date of Application	16/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/08/1999 2.	1. 02/09/1999 2.
4. Submitted by	Name: De Blacam & Meagher Architects, Address: 29 Raglan Road, Dublin 4.		
5. Applicant	Name: Mr. Fergal Duffy, Address: 9 St. Marys Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2373 Date 29/10/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2373	Date of Decision 29/10/1999
Register Reference S99A/0573	Date 16/08/99

Applicant Mr. Fergal Duffy,
Development New two storey dwelling.
Location 9 St. Marys Avenue, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/08/1999 /02/09/1999

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

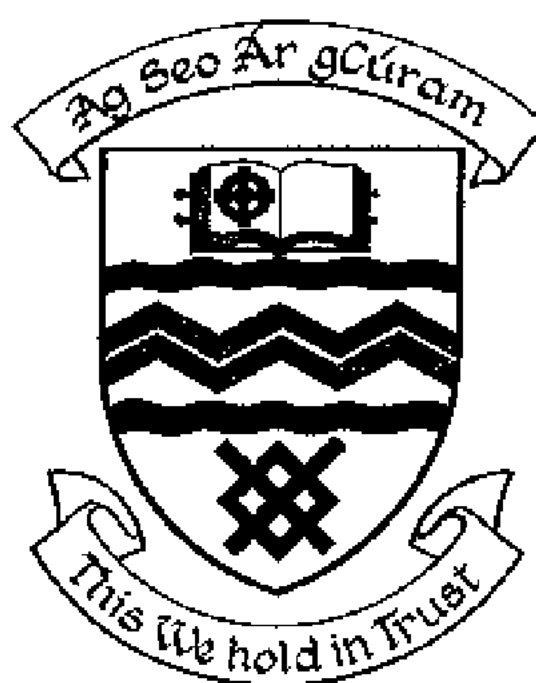
29/10/99

De Blacam & Meagher Architects,
29 Raglan Road,
Dublin 4.

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REG REF. S99A/0573

Reasons

- 1 The proposal would result in the loss of one off-street car parking space and the additional need for parking due to the new property. Lack of off-street car parking spaces would lead to on street car parking where existing parking arrangements are haphazard. This would tend to create serious traffic congestion and would endanger public safety by reason of traffic hazard and obstruction of road users.
- 2 The proposed development by reason of excessive density and inadequate provision of facilities such as a public footpath, public open space, private open space and private parking constitutes substandard development which would materially contravene the objective for the area "to preserve and provide for open space and recreational amenities".
- 3 The proposed development does not meet the requirements of Section 3.4.16.i of the South Dublin County Development Plan 1998 which requires all houses to have a minimum of 60 sq. metres (exclusive of car parking area) of private open space behind the front building line.
- 4 The site is zoned 'F', "to preserve and provide for open space and recreational amenities" in the South Dublin County Development Plan 1998. The proposed development would result in the intensification of use on site and an increase in the residential density in the area. Due to the zoning of the subject site it is considered that this would be an undesirable consequence of the proposed development.
- 5 The proposed development is contrary to Section 3.4.13.i of the South Dublin County Development Plan 1998 in that the proposed design will not integrate with the style of adjoining development.
- 6 In view of the foregoing reasons for refusal the proposed development would seriously injure the amenities of property in the vicinity.

SOUTH DUBLIN
COMHAIRLE CHOIMHUNDA



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1994

Order Number 1854	Date of Order 30/08/1999
Register Reference S99A/0573	Date 16/08/99

Applicant Mr. Fergal Duffy,
Development New two storey dwelling.
Location 9 St. Marys Avenue, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 25/08/99 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is attached to railings at right angle to footpath and facing away from other houses on the road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

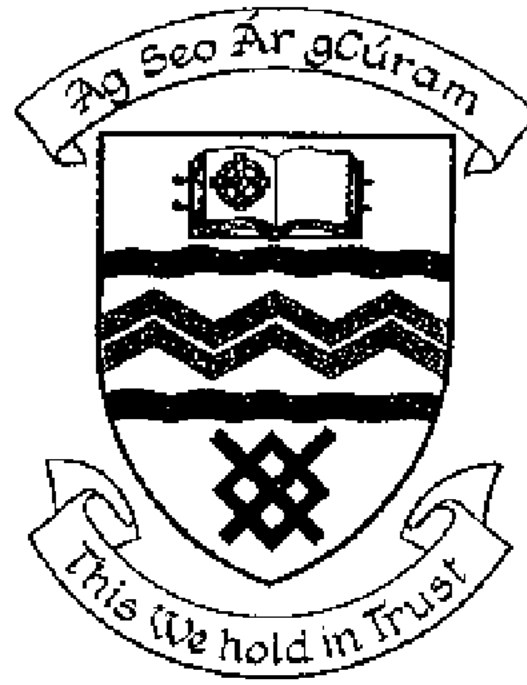
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

De Blacam & Meagher Architects,
29 Raglan Road,
Dublin 4.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....DC..... 30/08/99
for Senior Administrative Officer.